ORDINANCE NO. 2008-006

Adopted by the Sacramento City Council

February 5, 2008

AMENDING SECTIONS 17.16.010, 17.24.050, 17.64.010 AND 17.64.030 OF, AND ADDING SECTIONS 17.64.070, 17.64.080, AND APPENDIX A TO CHAPTER 17.64 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO TEMPORARY SURFACE PARKING LOTS IN THE CENTRAL CITY (M06-055)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.16.010 is amended by adding the definition of "parking lot, garage, or facility" to read as follows:

"Parking lot", parking garage", or "parking facility" means an off-street designated vehicle parking area and includes the following:

1. A parking facility intended to serve a particular building or use to satisfy, in whole or in part, the parking requirements established by this title, which parking facility may be either on-site or off-site as provided in Chapter 17.64 of this title.

2. A parking facility not intended to serve a particular building or use, including temporary surface parking lots; also known as a "stand alone parking facility".

3. A temporary parking facility; also known as a "temporary surface parking lot".

B. Section 17.16.010 is amended by adding the definition of "Merged Downtown Redevelopment Project Area" to read as follows:

"Merged Downtown Redevelopment Project Area" means the Merged Downtown Sacramento Redevelopment Project Area consisting of four constituent redevelopment project areas that were merged in 1986, as depicted on the map in Appendix A, set out at

the end of Chapter 17.64 of this title.

C. Except as specifically amended in this Section 1, section 17.16.010 shall remain unchanged and in full force and effect.

Section 2. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 43 of section 17.24.050 is amended to read as follows:

43. Stand-Alone Parking Facilities. Stand-alone parking facilities are allowed in this zone subject to compliance with the provisions of Chapter 17.64.

B. Except as specifically amended by the amendments to footnote 43, section 17.24.050 shall remain unchanged and in full force and effect.

Section 3. Section 17.64.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection C of Section 17.64.010 is amended to read as follows:

C. Reserved.

B. Subsection G of Section 17.64.010 is amended to read as follows:

G. Stand-Alone Parking Facilities.

Stand-alone parking facilities shall comply with the provisions of Sections 17.64.030, 17.64.070, and 17.64.080.

C. Except as specifically amended by the amendments to subsections C and G, section 17.64.010 shall remain unchanged and in full force and effect.

Section 4. Section 17.64.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The introductory paragraph of Section 17.64.030 is amended to read as follows:

Except as provided in Section 17.64.080 with respect to temporary surface parking lots, all parking facilities shall be developed pursuant

to the following standards:

B. Except as specifically amended by the amendments to the introductory paragraph, section 17.64.030 shall remain unchanged and in full force and effect.

Section 5. Section 17.64.070 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.070 Stand-alone parking facilities.

A. Stand-alone parking facilities that are not temporary surface parking lots are permitted in the zones indicated in Section 17.24.030 subject to approval of a planning commission special permit. In considering a special permit for a stand-alone parking facility under this subsection (A), the planning commission shall consider the potential impact that the additional parking spaces might have on commute patterns and the use of single-occupancy vehicles.

B. Notwithstanding the provisions of Section 17.24.030 and subsection (A) of this section, stand-alone surface parking facilities that are not temporary surface parking lots are not allowed in the Merged Downtown Redevelopment Project Area.

C. Stand-alone surface parking facilities that are temporary surface parking lots are allowed only in the central city and are subject to section 17.64.080.

Section 6. Section 17.64.080 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.080 Temporary surface parking lots-Central city.

A. Purpose and Intent.

As recognized in the Central City Parking Master Plan (adopted by City Council Resolution No. 2006-697 on September 19, 2006), surface parking lots can provide a short-term solution for parking needs in the Central City, but are rarely the best use of valuable Central City property. The livability of the Central City is enhanced by continuous activities along the commercial streets and is harmed by parking lots breaking up the continuity of commercial development. Temporary use of vacant lots for surface parking shall be permitted in the Central City only where there is a demonstrated

short-term parking deficiency so that the long-term plan for development of the property for a higher use is promoted.

B. Definitions.

In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

"Parking high need area" means areas where the on-street parking is occupied at eight-five percent (85%) or greater as determined by the parking manager under subsection (F).

C. Temporary Surface Parking Lot Permits.

1. Temporary surface parking lots are allowed in the Central City, subject to the issuance and continuing validity of a temporary surface parking lot permit under this subsection (C). Temporary surface parking lot permits may be issued only for locations within a parking high need area, or within the Merged Downtown Redevelopment Project Area subject to subsection (D).

2. Application for a temporary surface parking lot permit shall be submitted to the city parking manager on a form provided by the city and shall include all of the following:

a. Evidence satisfactory to the parking manager that the location of the proposed temporary surface parking lot is either (i) located in an area designated as a parking high need area as determined by the parking manager, or (ii) located in the Merged Downtown Redevelopment Project Area and written findings required under subsection (D)(1) have been certified by the city manager;

b. Improvement plans, specifications, and other information as needed to bring the parcel into conformance with the temporary surface parking lot development standards set forth in subsection (C)(5); and

c. Evidence of a current business license tax certificate for the temporary surface parking lot operation.

3. The parking manager shall issue a temporary surface parking lot permit upon submittal of a complete application, completion of all improvements necessary to comply with the temporary surface parking lot development standards set forth in subsection (C)(5), and, for locations within the Merged Downtown Redevelopment Project Area, written findings required under subsection (D)(1) certified by the city manager.

4. Except as provided in subsection (D)(2) for locations within the Merged Downtown Redevelopment Project Area, a temporary surface parking lot permit shall be valid for two years from date of issuance and shall not be subject to extension or renewal.

5. Temporary surface parking lots shall comply at all times with the following development standards. No other development standards, including the parking lot tree shading standards shall apply. A zoning administrator special permit shall be required to modify or waive compliance with these development standards:

   a. A sign with the name and telephone number of the parking lot owner and the temporary surface parking lot permit shall be displayed at the site.

   b. Minimum lighting level of 0.2 foot-candle with appropriate shielding to prevent uplighting and unnecessary spillage on adjacent properties shall be provided.

   c. The development standards relating to use, functionality, paving and striping, maneuvering area, stall dimension, and vehicle overhang as set forth in Section 17.64.030 shall apply.

   d. The development standards relating to curbs and barriers and to surfacing and drainage as set forth in sections 10.44.140 and 10.44.150 of this code shall apply.

   e. Temporary surface parking lots containing twenty-five or fewer parking stalls shall provide street frontage screening. Screening shall consist either of landscaping and irrigation within a minimum two foot

planter or a three to three and a half foot high ornamental fence consisting of painted tubular steel along all street frontages. Temporary surface parking lots containing more than twenty-five parking stalls shall provide landscaping and irrigation along the street frontage. All temporary surface parking lot screening shall comply with sight distance specifications as required by this code.

f. All applicable construction standards and building permit procedures in Title 15 of this code shall apply.

g. All applicable standards and driveway permit procedures in Chapter 18.08 of this code shall apply.

D. Temporary Surface Parking Lots Permits for Locations Inside of the Merged Downtown Redevelopment Project Area-Findings-Term.

1. A temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be issued unless and until the city manager reviews the application and makes all of the following findings:

a. That the permit applicant has on file a complete application for development of the site;

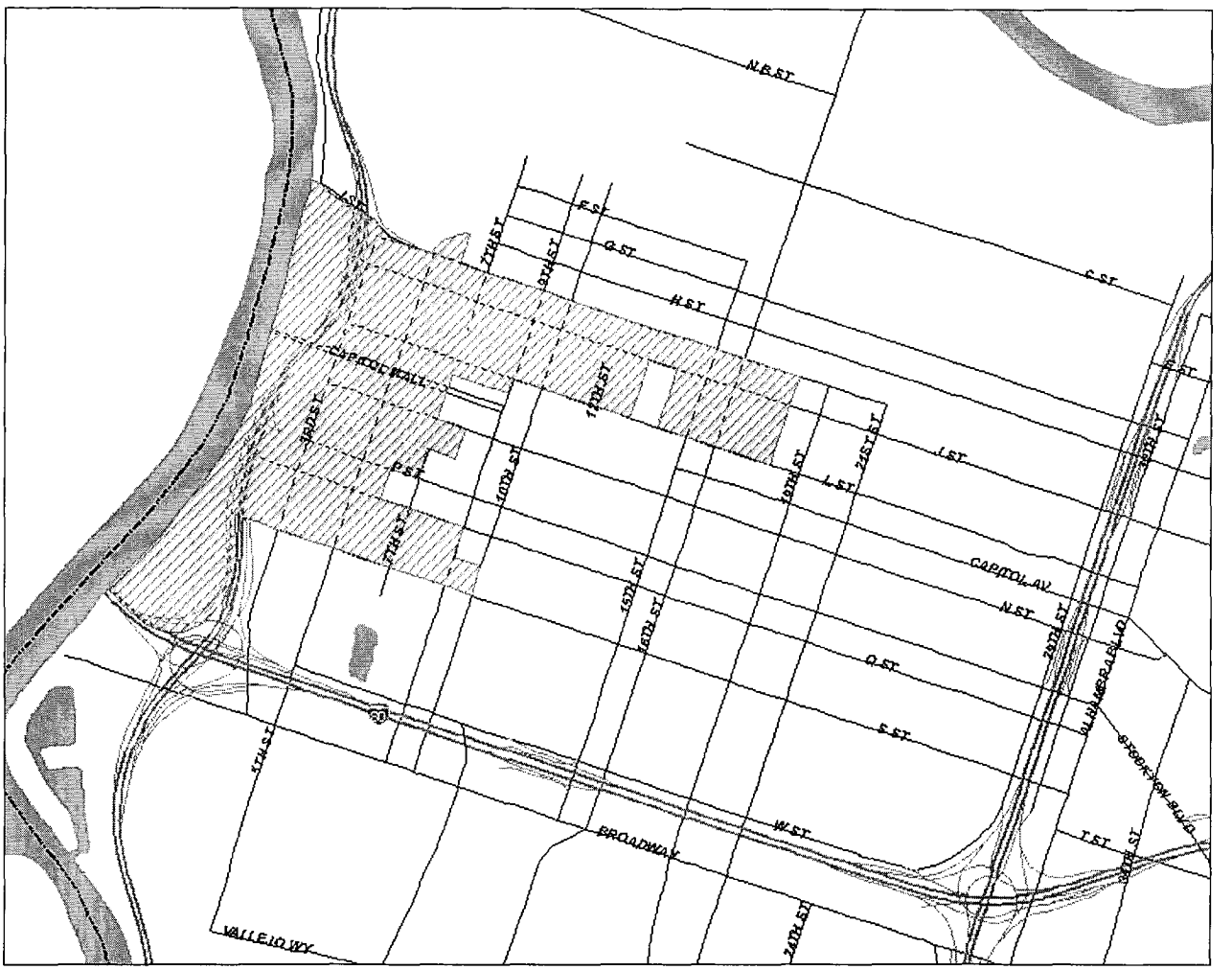
b. That the permit applicant has on file evidence of ownership of the site or of intent to lease or buy the site; or, if the applicant is not the owner of the site and has no intent to lease or buy the site, the applicant has provided the city manager (1) a copy of a "due diligence" agreement or equivalent document between the applicant and the owner of the site relating to the timely processing of the development application or (2) a copy of a joint venture agreement between the permit applicant and a development company for development of the site; and

c. That the permit applicant has on file a schedule of performance that details the actions to be taken by and at the direction of the applicant over the ensuing twelve-month period relating to the development of the site.

Exhibit A

Appendix A

Merged Downtown Redevelopment Project Area



2. Notwithstanding the provisions of subsection (C), a temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be limited to parking high need areas, shall be valid for one year from date of issuance, and may be renewed two times for a period of one year each. Application for a renewal shall be made and processed in the same manner as the initial application for a temporary surface parking lot permit under subsections (C) and (D).

E. The parking manager shall determine and make available for continuous public inspection a map showing those areas of the Central City he or she has determined are high parking need areas.

SECTION 7. Chapter 17.64 of Title 17 of the Sacramento City Code (the Zoning Code) is amended by adding Appendix A: Merged Downtown Redevelopment Project Area to the end of the Chapter, as shown in the attached Exhibit A to this ordinance.

Adopted by the City of Sacramento City Council on February 5, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

Heather Fargo
Mayor Heather Fargo

Attest:

Shirley Concolino
Shirley Concolino, City Clerk

Passed for Publication: January 29, 2008
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